

Notice of Sale  
C/A No: 2012-CP-02-02915

BY VIRTUE OF A DECREE of the Court of Common Pleas for Aiken County, South Carolina, heretofore issued in the case of JPMorgan Chase Bank, National Association against, Hugh P. Pearson, Kent Paschal Pearson, and Donna P Gregory, I the undersigned as Master in Equity for Aiken County, will sell on October 7, 2013, at 11:00 a.m., at the Aiken County Courthouse in Aiken, South Carolina, to the highest bidder:

**Legal Description and Property Address:**

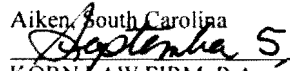
All that certain piece, parcel or tract of land, with the improvements thereon, situate, lying and being in the County of Aiken, State of South Carolina, being shown and designated as LOT TWO (2), BLOCK B, SUDLOW CROSSING SUBDIVISION, as shown on a plat recorded in the Office of the RMC for Aiken County, South Carolina in Plat Book 18 at Page 24-26. Reference is hereby made to said plat for a more complete and accurate description as to the metes, bounds and exact location of the within conveyed property.

This being the same property conveyed to Hugh P. Pearson and Ethel O. Pearson by deed of B.N.R. Construction Co. dated November 25, 1991 and recorded December 9, 1991 in the Office of the Register of Deeds for Aiken County in Book 1288 at Page 140. Thereafter, Ethel O. Pearson died intestate on July 13, 2007, as evidenced in the Probate Court records for Aiken County (Estate #2007-ES-02-0683). Thereafter, by Deed of Distribution from the Estate of Ethel O. Pearson dated June 11, 2008 and recorded June 12, 2008 in Book 4207 at Page 2022, Hugh P. Pearson was conveyed an undivided Twenty-Five percent (25%) interest; Donna P. Gregory was conveyed an undivided Twelve and One-Half percent (12.5%) interest; Kent Paschal Pearson was conveyed an undivided Twelve and One-Half percent (12.5%) interest in the subject property, making Hugh P. Pearson, Donna P. Gregory and Kent Paschal Pearson the owners of the subject property.

2119 Franklin Drive, North Augusta, South Carolina 29841  
TMS # 022-05-01-004

TERMS OF SALE: For cash. Interest at the rate of Six And 125/100 percent (6.125%) to be paid on balance of bid from date of sale to date of compliance. The purchaser to pay for papers and stamps, and that the successful bidder or bidders, other than the Plaintiff therein, do, upon the acceptance of his or her bid, deposit with the Master in Equity for Aiken County a certified check or cash in the amount equal to five percent (5%) of the amount of bid on said premises at the sale as evidence of good faith in bidding, and subject to any resale of said premises under Order of this Court; and in the event the said purchaser or purchasers fail to comply with the terms of sale within Twenty (20) days, the Master in Equity shall forthwith resell the said property, after the due notice and advertisement, and shall continue to sell the same each subsequent sales day until a purchaser, who shall comply with the terms of sale, shall be obtained, such sales to be made at the risk of the former purchaser. Since a personal or deficiency judgment is waived, the bidding will not remain open but compliance with the bid may be made immediately. If the Plaintiff or the Plaintiff's representative does not appear at the above-described sale, then the sale of the property will be null, void, and of no force and effect. In such event, the sale will be rescheduled for the next available sales day. Plaintiff may waive any of its rights, including its right to a deficiency judgment, prior to sale. Sold subject to taxes and assessments, existing easements and restrictions of record.

  
Master in Equity  
For Aiken County

Aiken, South Carolina  
 September 5, 2013.  
KORN LAW FIRM, P.A.  
Attorney for Plaintiff  
1300 Pickens Street  
Columbia, SC 29211

F11-04184